



## ***City of Miami Springs, Florida***

The regular meeting of the Miami Springs Code Compliance Board was held on Tuesday September 1, 2020 at 7:00 p.m. in the Rebeca Sosa Theater in the Recreational Center.

### **1) Call to Order/Roll Call**

The meeting was called to order at 7:08 P.M.

Present: Board member Jorge Filgueira  
Board member Juan Khoury  
Board member Jacqueline Martinez-Regueira  
Board member John Bankston  
Board member Aldrick Diaz  
Chairperson Marlene Jimenez

Also Present: Rosemary Novo, Code Compliance Officer  
Roberto Quintero, Code Compliance Officer  
Jose Arango, City Attorney  
Mary Arguedas, Board Secretary

### **2) Invocation/Salute to the Flag**

All who were present participated.

### **3) Approval of Minutes: January 7, 2019**

Minutes of the January 7, 2020 meeting were approved as written.

**Board Member Bankston moved to approve the minutes as written. Board member Filgueira seconded the motion, which passed unanimously 6-0 on roll call vote. The rollcall vote was as follows: Board member Filgueira, Board member Khoury, Board member Martinez-Regueira, Board member Bankston, Board member Diaz, and Chairperson Jimenez voted YES.**

Board Secretary Arguedas swore in everyone giving testimony during the proceedings.

#### 4) OLD BUSINESS

**1) Case# 18-1705 (FINE REDUCTION)**  
Address: 325 South Drive  
Owner: **Robert Valido and Maria Valido**  
Violation: Sec. 151-04. Application for Building Permits.

Code Compliance Officer Novo presented the case history to the Board.

Property Owner Robert Valido stated his case to the Board.

Board member Bankston asked why the permit process took so long and why he didn't ask for an extension. Mr. Valido explained there were some revisions. Code Compliance Officer Quintero added that once an order is recorded, they cannot apply for more time.

Discussion ensued amongst the Board members.

**Board member Khoury moved to reduce the fine to \$250. Board member Diaz seconded the motion, which failed during roll call vote. The rollcall vote was as follows: Board member Filgueira, Board member Khoury, Board member Diaz voted YES. Board member Martinez- Regueira, Board member Bankston, Chair Jimenez voted NO.**

Board member Bankston stated he believed there was enough time to get the permit issued, or request more time.

**Board member Bankston moved to reduce the fine to \$500. Board member Martinez Regueira seconded the motion which passed unanimously 6-0 on rollcall vote. The rollcall vote was as follows: Board member Filgueira, Board member Khoury, Board member Martinez-Regueira, Board member Bankston, Board member Diaz, and Chairperson Jimenez voted YES.**

#### 5) NEW BUSINESS

**1) Case# 20-1415**  
Address: 210 Lawn Way  
Owner: **TOMHE Property Group LLC**  
Violation: Sec. 151-04. Application for Building Permits.

Code Compliance Officer Novo presented the case history to the Board.

Board member Martinez Regueira asked if the ticket had been paid. Code Compliance Officer Novo affirmed the ticket had been paid. Board member Khoury asked if the property is on sale. Officer Novo affirmed the property is on sale. Board member Filgueira stated his disappointment in the property owner not being present in the meeting.

Discussion ensued amongst the Board members.

**Board member Filgueira moved to apply a retroactive \$150 daily fine, starting on July 29, 2020 until a permit is issued. Board member Khoury seconded the motion which passed unanimously 6-0 on rollcall vote. The rollcall vote was as follows: Board member Filgueira, Board member Khoury, Board member Martinez-Regueira, Board member Bankston, Board member Diaz, and Chairperson Jimenez voted YES.**

**2) Case# 20-1762**  
Address: 210 Lawn Way  
Owner: **TOMHE Property Group LLC**  
Violation: Sec. 151-04. Application for Building Permits.

Code Compliance Officer Novo presented the case history to the Board.

Board member Martinez- Regueira recommended they impose a higher daily fine since this is a repeat offender. Discussion ensued amongst the Board members.

**Board member Diaz moved to apply a retroactive \$250 daily fine, starting on August 31, 2020, until a permit is issued. Board member Bankston seconded the motion which passed unanimously 6-0 on rollcall vote. The rollcall vote was as follows: Board member Filgueira, Board member Khoury, Board member Martinez-Regueira, Board member Bankston, Board member Diaz, and Chairperson Jimenez voted YES.**

**3) Case# 20-567**  
Address: 214 Glendale Drive  
Owner: **Margarita De La Caridad Martin**  
Violation: Sec. 151-04. Application for Building Permits.

Code Compliance Officer Novo presented the case history to the Board.

Board member Martinez- Regueira asked if they are a repeat offender. Officer Novo mentioned this was their first time on the Board.

Discussion ensued amongst the Board members.

**Board member Bankston moved to grant the property owner 60 days to get an issued permit or a retroactive \$50 daily fine starting July 16, 2020 will take into effect. Board member Filgueira seconded the motion, which passed unanimously 6-0 on rollcall vote. The rollcall vote was as follows: Board member Filgueira, Board member Khoury, Board member Martinez-Regueira, Board member Bankston, Board member Diaz, and Chairperson Jimenez voted YES.**

**4) Case# 20-1438**  
Address: 4545 NW 36<sup>TH</sup> Street  
Owner: **Margaret V Foust and Diane Foust**  
Violation: Sec. 93-13. Maintenance of Property by Owner.

Code Compliance Officer Quintero presented the case history to the Board.

Margie Smith Foust, owner on file for 4545 NW 36<sup>th</sup> ST, stated her case to the Board.  
Scott Smothers, attorney for the family, stated his case to the Board.  
Daniel Foust, 40442 County road 452, addressed the Board.

Board member Martinez-Regueira asked if there is still an item pending in court. Mr. Smothers responded that they filed for a summary judgement. Board member Martinez-Regueira asked the property owners to update the address on the property appraiser's website so they may get notices mailed to them. Board member Martinez-Regueira inquired about the process in declaring the property an unsafe structured and have it demolished. Attorney Jose Arango explained the process with the county.

Discussion ensued amongst Board members.

**Board member Martinez-Regueira moved to grant the owner 60 days to come into compliance with the maintenance of property (Section 93-13), or a \$250 daily fine will take into effect until it comes into compliance. Board member Khoury seconded the motion which passed 5-1 on roll call vote. The rollcall vote was as follows: Board member Bankston voted NO. Board member Filgueira, Board member Khoury, Board member Martinez-Regueira, Board member Diaz, and Chairperson Jimenez voted YES.**

**5) Case# 20-803**  
Address: 359 De Soto Drive  
Owner: **WIRMS LLC**  
Violation: Sec. 151-04. Application for Building Permits.

Code Compliance Officer Quintero presented the case history to the Board.

Yindra Lopez, South Florida Permits & Consulting LLC, the permit runner for the property owner stated her case to the Board. Board member Martinez-Regueira asked in what stage the permit process was. Code Compliance Officer answered that a permit has not been submitted yet. Mrs. Lopez requested at least 60 days to get the permit issued in case there is delays with the permit process.

Luke T. Amoresano, property owner, stated he purchased the property in October of 2019, but became a resident this February. Board member Martinez-Regueira asked Mr. Amoresano if he had previously lived in Miami Springs. Mr. Amoresano responded that he has never lived here before. Board member Martinez-Regueira asked how much time they needed to get their permit issued. Mr. Amoresano requested 90 days in case there is a need for additional cash during the permit process. Board member Bankston asked if all the paperwork was ready. Mrs. Lopez stated they are only pending electrical

and plumbing, the building and structural portions are complete. Code Compliance Officer Quintero recommended they provide the owners 90 days to comply.

Discussion ensued amongst Board members.

**Board member Bankston moved to grant the property owner 90 days to obtain issued permit or a \$100 daily fine will take into effect. Board member Martinez-Regueira seconded the motion which passed unanimously 6-0 on rollcall vote. The rollcall vote was as follows: Board member Filgueira, Board member Khoury, Board member Martinez-Regueira, Board member Bankston, Board member Diaz, and Chairperson Jimenez voted YES.**

**7) COUNCIL LIAISON REPORT AND REQUEST:**

None at this time.

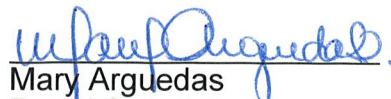
**8) ADJOURNMENT**

There being no further business the meeting was duly adjourned at 8:39 P.M.

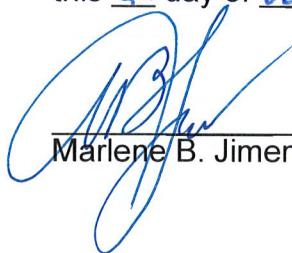
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Respectfully Submitted:

  
Mary Arguedas  
Board Secretary

Adopted by the Board on  
this 26 day of October, 2020.

  
Marlene B. Jimenez, Chair

Words ~~-stricken through-~~ have been deleted. Underscored words represent changes.  
All other words remain unchanged.

\*\*\*\*\*  
“The comments, discussions, recommendations and proposed actions of City Citizen Advisory Boards do  
not constitute the policy, position, or prospective action of the City, which may only be established and  
authorized by an appropriate vote or other action of the City Council”.  
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